

ORDINANCE NO. 4-2006

AN ORDINANCE ESTABLISHING A NEW SUBDIVISION REVIEW FEE SCHEDULE

WHEREAS, 76-3-602, MCA authorizes Madison County to establish reasonable fees to be paid by the subdivider to defray the expense of reviewing subdivision applications; and

WHEREAS, Madison County has charged subdivision review fees since the inception of its subdivision review program in 1974; and

WHEREAS, the Madison County subdivision review fees require periodic updating to reflect changes in state law and increasing administrative costs associated with County subdivision review; and

WHEREAS, the Madison County Planning Board proposed a new subdivision review fee schedule dated July 2006 and held a July 31, 2006 public hearing; and

WHEREAS, the Madison County Planning Board has recommended to the Madison County Board of Commissioners, that the July 2006 proposal be adopted; and

WHEREAS, the Madison County Board of Commissioners has reviewed the Planning Board's July 2006 proposal; and

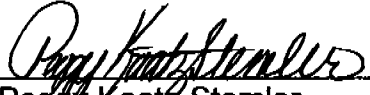
WHEREAS, the Madison County Board of Commissioners will hold the second reading of this Ordinance and conduct a public hearing on September 5, 2006;

NOW, THEREFORE BE IT ORDAINED, as follows:

The subdivision review fee schedule attached to this document is a part of this Ordinance. It hereby replaces the fee schedule contained in the Madison County Subdivision Regulations dated November 2000 and a subsequent amendment (Ordinances 4-2000 and 3-2003).

PASSED AT FIRST READING by the Madison County Board of Commissioners
this 15 day of August, 2006.


ATTEST:


Peggy Kaatz-Stemler
Clerk and Recorder
Madison County



APPROVED:


C. Ted Coffman, Chairman

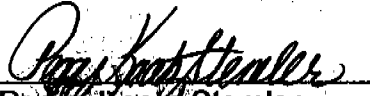

Frank G. Nelson

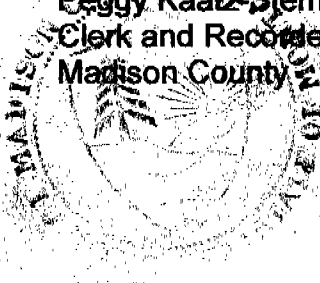

David Schulz
Board of Commissioners
Madison County

This Ordinance shall take effect as of October 5, 2006.

PASSED AT SECOND READING by the Madison County Board of
Commissioners this 5 day of September, 2006.

ATTEST:


Peggy Kaatz-Stemler
Clerk and Recorder
Madison County



APPROVED:


C. Ted Coffman, Chairman


Frank G. Nelson


David Schulz
Board of Commissioners
Madison County

SUBDIVISION REVIEW FEE SCHEDULE

Pursuant to 76-3-201 and 602, MCA, the subdivider shall pay the following non-refundable fees:

1. **Pre-Application Review Fee** -- \$100 (Fee goes to the Madison County Planning Department)
2. **Subdivision Application Review** (Fee goes to the Madison County Planning Department)

Number of Lots in Proposed Subdivision [Note: One RV or mobile home space or one condominium unit equates to one lot.]	Preliminary Plat or Plan [Note: Fee applies also to Amended Plats going through the subdivision process.]	Final Plat or Plan [Note: Fee applies also to Amended Plats going through the subdivision process.]	Total Subdivision Application Review Fee
First Minor, 1-2 lots	\$ 850	\$ 150	\$ 1,000
All Expedited Reviews, 1-5 lots	Same	Same	Same
All Other Subdivisions, including First Minors of 3-5 lots, Subsequent Minors of 1-5 lots, and Majors of 6 or more lots	\$ 3,000 + \$100 for each lot over 3	\$ 1,000 + \$50 for each lot over 3	Examples: \$ 4,000 for 3 lots \$ 4,450 for 6 lots \$ 11,050 for 50 lots \$ 18,550 for 100 lots


3. **Public Safety Review Fee** (Fee goes to the Madison County Planning Department, for distribution to the Office of Emergency Management):

TYPE	1-2 LOTS/SPACES/UNITS	3 OR MORE LOTS/SPACES/UNITS
Pre-Application	\$100	\$80+\$10/lot
Application	\$ 50	\$60+\$10/lot
Final Inspection	\$ 70	\$70+\$10/lot

4. **Variance Application** (Fee goes to the Madison County Planning Department, and each requested variance requires a separate fee):
 - \$ 500 if variance application is submitted with subdivision application.

- \$ 2,000 if variance application is submitted after preliminary plat approval has been granted.
5. **Noxious Weed Management Plan** (Fee goes to the Madison County Weed Department):
 - \$75 plus mileage (at State rate per mile) for proposed subdivisions of five or fewer lots.
 - \$75 plus mileage (at State rate per mile) plus \$7.50 per lot for proposed subdivisions of six or more lots.
 6. **Sanitation Review Fee where proposed lots are 20 or more acres** (Fee goes to the Madison County Planning Department, for distribution to the Sanitarian's Office) -- \$100 per subdivision application, plus \$50 @ lot plus mileage (at State rate per mile).
 7. **Subdivision Exemption Review Fee** -- \$150 (Fee is equally split among the Madison County Clerk & Recorder's Office, Sanitarian's Department, and Planning Department).
 8. **Amended Plat Review Fee**, for amended plats which do not qualify as subdivision exemptions, and which do not have to go through the subdivision process, but which require the review and approval of the governing body -- \$1,000 (Fee goes to the Madison County Planning Department).
 9. **Review Fee for Requests to Amend Conditions of Preliminary Plat Approval** -- \$1,000 (Fee goes to the Madison County Planning Department).
 10. **Review Fee for Proposed Building Envelope Change** -- \$500 (Fee goes to the Madison County Planning Department).
 11. **Review Fee for Appeal of Building Envelope Change Decision** -- \$750 (Fee goes to the Madison County Planning Department).
 12. **Subdivision Recording Fees** -- as set by Madison County Clerk & Recorder's Office.

Note: There is no review fee for an Overall Development Plan (ODP).

115611 MA-FILED Pages: 0
STATE OF MONTANA MADISON COUNTY
RECORDED: 09/07/2006 4:25 KOI: MA-FILED
Peggy Kaatz CLERK AND RECORDER
FEE: \$0.00 BY: 
TO: FILE 101-D 5 PGS,